LOT 30
AMELIA OAKS PBK 8/85

HESTER JUDSON & MARY
1973 AMELIA OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

29-3N-28-0100-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

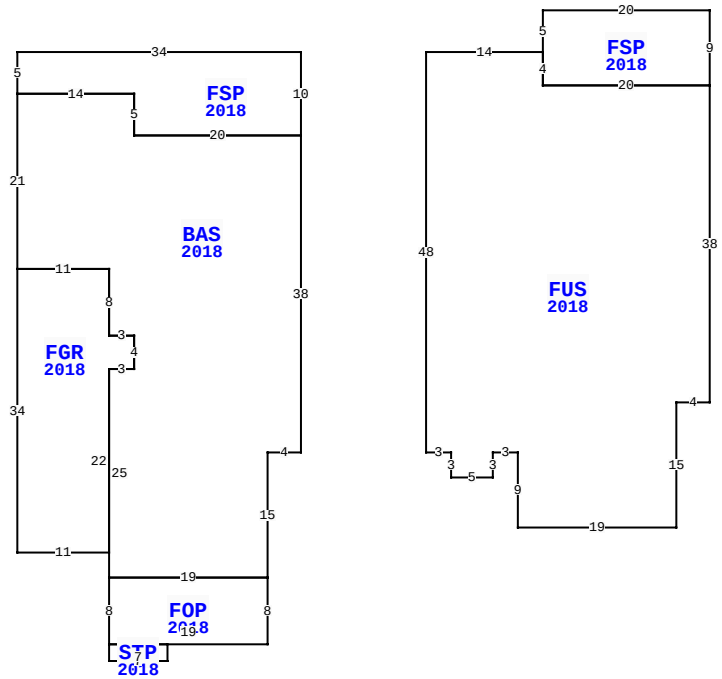
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	1,393	255,021
FGR	386	55	212	38,812
FOP	152	30	46	8,421
FSP	180	40	72	13,181
FSP	270	40	108	19,772
FUS	1,714	100	1,714	313,788
STP	14	10	1	183
TOTALS	4,109		3,546	649,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,546	113.2200	186.81	662,428	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 3107 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/23/2024 MLU
AG DATE	

1973 AMELIA OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		649,179
TOTAL MARKET OB/XF VALUE		14,690
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		913,869
SOH/AGL Deduction		404,528
ASSESSED VALUE		509,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		459,341
TOTAL JUST VALUE		913,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		776,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162724	CO ISSUED	0	01/26/2018
20162724	NEW CONSTR	378,765	10/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1648	6/14/2019	WD	Q	I	01	650,000
GRANTOR: CALDWELL GREGORY & AL						
GRANTEE: HESTER JUDSON & MAR						
2175/0735	2/05/2018	SW	Q	I	02	550,200
GRANTOR: D & H HOMES LLC						
GRANTEE: CALDWELL GREGORY &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2018;ORIG=15,0] E14 S4 E20 S38 W4 S15 W19 N9 W3 S3 W5 N3 W3 N48 $
BAS=[YR=2018;ORIG=-34,5] S21 E11 S8 E3 S4 W3 S25 E19 N15 E4 N38 W20 N5 W14 $
FGR=[YR=2018;ORIG=-34,26] S34 E11 N22 E3 N4 W3 N8 W11 $
FSP=[YR=2018;ORIG=0,0] W34 S5 E14 S5 E20 N10 $
FSP=[YR=2018;ORIG=29,0] N5 E20 S9 W20 N4 $
FOP=[YR=2018;ORIG=-23,63] S8 E19 N8 W19 $
STP=[YR=2018;ORIG=-23,71] S2 E7 N2 W7 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	330.00	SF	7.00	7.00	100	2018	2018	3	97	2,241	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	
4	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2018	2018	3	97	326	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 14,690

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS